059.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	928,600 / 928,600
					USE VALUE:	928,600 / 928,600
					ASSESSED:	928,600 / 928,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90	-92	BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SAVARESE DIANE M
Owner 2:	
Owner 3:	
Street 1:	90 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARNEY STEPHEN/ETAL -
Owner 2:	SAVARESE DIANE -
Street 1:	90 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .089 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1904, having primarily Aluminum Exterior and 2611 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3885.000	553,000		375,600	928,600
Total Card	0.089	553,000		375,600	928,600
Total Parcel	0.089	553,000		375,600	928,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 355.65 | /Parcel: 355.65

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 39292

GIS Ref

GIS Ref

Insp Date 08/25/16

!5199!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	553,000	0	3,885.	375,600	928,600		Year end	12/23/2021
2021	104	FV	528,000	0	3,885.	375,600	903,600		Year End Roll	12/10/2020
2020	104	FV	528,000	0	3,885.	375,600	903,600	903,600	Year End Roll	12/18/2019
2019	104	FV	408,700	0	3,885.	370,200	778,900	778,900	Year End Roll	1/3/2019
2018	104	FV	408,700	0	3,885.	284,400	693,100	693,100	Year End Roll	12/20/2017
2017	104	FV	384,500	0	3,885.	268,300	652,800	652,800	Year End Roll	1/3/2017
2016	104	FV	383,100	0	3,885.	246,800	629,900	629,900	Year End	1/4/2016
2015	104	FV	322,500	0	3,885.	230,700	553,200	553,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:47:52

LAST REV

Date	Time
09/07/16	11:10:54
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5199

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARNEY STEPHEN/	38676-363		4/4/2003	Family	10	No	No		
SAVILL EDWARD J	33574-447		8/31/2001		450,000	No	No		
	9021-236		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	39292
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2014	1337	Wood Dec	8,400					Build 10 x 12 deck
3/14/2006	170	Sun Room	11,000			G7	GR FY07	REMOD SUNROOM & NE
9/28/2001	731	Add Bath	46,300	C				REM KIT/BATH-ADD B

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2016	Meas/Inspect	DGM	D Mann
8/25/2016	Permit Visit	DGM	D Mann
2/27/2009	Measured	372	PATRIOT
1/8/2000	Meas/Inspect	277	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3885		Sq. Ft.	Site		0	70.	1.38	6									375,585						375,600	

Total AC/HA:	0.08919	Total SF/SM:	3885	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	375,585	Spl Credit		Total:	375,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1904	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05214477
Const Adj.:	0.99989998
Adj $ / SQ:	178.847
Other Features:	140000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679369
Depreciation:	126363
Depreciated Total:	553006

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

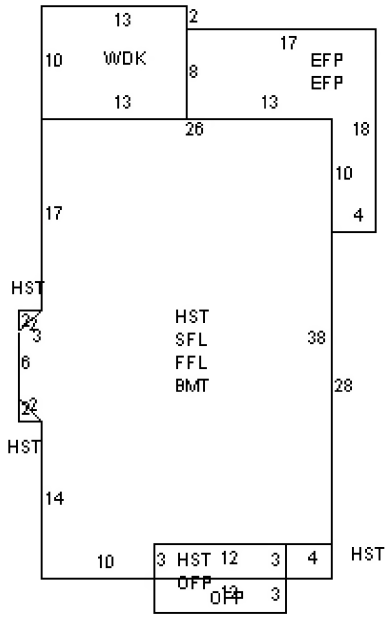
No Unit	RMS	BRS	FL
1	8	3	
1	4	1	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.85
Special Features:	0	Val/Su Net:	131.70
Final Total:	553000	Val/Su SzAd	211.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,034	53.650	55,478
FFL	First Floor	1,034	178.850	184,928
SFL	Second Floor	1,034	178.850	184,928
HST	Half Story	543	178.850	97,114
EFP	Enclos Porch	352	34.960	12,304
WDK	Deck	130	13.690	1,780
OFP	Open Porch	72	39.410	2,838
	Net Sketched Area:	4,199	Total:	539,370
Size Ad	2611	Gross Area	4742	FinArea 2611

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 059.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc